127.A	0006	0045.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	977,100	/	977,100
USE VALUE:	977,100	/	977,100
ASSESSED:	977,100	/	977,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45	-47	MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #: 45

Owner 1:	TAHAN GEORGE P
Owner 2:	SWEENEY SIOBHAN
Owner 3:	
Street 1:	45 MT VERNON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TAHAN GEORGE P/SWEENEY SIOBHAN -
Owner 2:	SWEENEY PENELOPE/POHL CHRISTOP -
Street 1:	45 MT VERNON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1900, having primarily Clapboard Exterior and 2453 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	972,300	4,800		977,100
Total Card	0.000	972,300	4,800		977,100
Total Parcel	0.000	972,300	4,800		977,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.33 | /Parcel: 398.33

PREVIOUS ASSESSMENT

Parcel ID: 127.A-0006-0045.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	972,300	4800	.		977,100		Year end	12/23/2021
2021	102	FV	944,300	4800	.		949,100		Year End Roll	12/10/2020
2020	102	FV	930,300	4800	.		935,100	935,100	Year End Roll	12/18/2019
2019	102	FV	818,000	4800	.		822,800	822,800	Year End Roll	1/3/2019
2018	102	FV	725,100	4800	.		729,900	729,900	Year End Roll	12/20/2017
2017	102	FV	662,400	4800	.		667,200	667,200	Year End Roll	1/3/2017
2016	102	FV	662,400	4800	.		667,200	667,200	Year End	1/4/2016
2015	102	FV	603,300	4800	.		608,100	608,100	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAHAN GEORGE P/	50727-76		2/15/2008	Family	99	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2019	Mail Update	MM	Mary M
9/5/2018	Measured	DGM	D Mann
1/21/2009	NEW CONDO	BR	B Rossignol
11/15/2008	Meas/Inspect	336	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8033													G10			

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 310684

GIS Ref:

GIS Ref:

Insp Date: 09/05/18

Entered Lot Size

Total Land:

Land Unit Type:

!15666!

PRINT

Date	Time
12/30/21	21:09:02

LAST REV

Date	Time
07/25/19	11:35:38

mmcmakin

PAT ACCT. 15666

USER DEFINED

Prior Id # 1:	82528
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	burgandy		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	A - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	3	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.07804728
Const Adj.:	1.06039381
Adj $ / SQ:	348.662
Other Features:	120000
Grade Factor:	1.10
NBHD Inf:	0.94999999
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1019155
Depreciation:	46881
Depreciated Total:	972274

COMMENTS

2 BATHS HAVE 2 SINKS & SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M

Totals		
1	7	4

SKETCH

UnSketched SubAreas:
GLA: 2453,

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	364.35
Special Features:	0	Val/Su Net:	396.37
Final Total:	972300	Val/Su SzAd	396.37

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,453	348.660	855,268

Net Sketched Area:	2,453	Total:	855,268
Size Ad	2453	Gross Area	2453	FinArea	2453
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

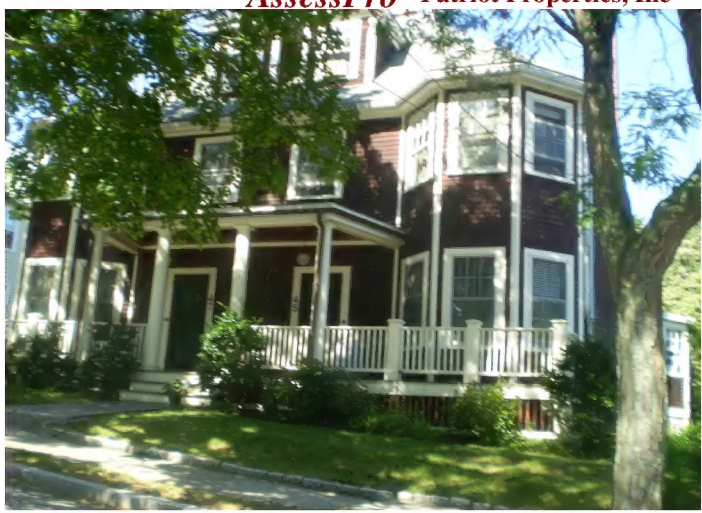
SPEC FEATURES/YARD ITEMS

PARCEL ID

127.A-0006-0045.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	16X20	A	AV	1960	25.09	T	40	102			4,800			4,800

More:	N	Total Yard Items:	4,800	Total Special Featues:		Total:	4,800

IMAGE

AssessPro Patriot Properties, Inc